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3 Brenchley Mews, Charing, Ashford, Kent. TN27 0JQ.

£375,000 Freehold

Property Summary

"This home is in such a good tucked away position. You would never know this Mews was even there." - Matthew Gilbert, Branch Manager.

Available to the market is this three bedroom town house which was originally built by Pentland homes and located in the heart of Charing village.

The home consists of an entrance hall, kitchen/breakfast room, lounge/diner and cloakroom. To the first floor there are two bedrooms and a bathroom whilst to the second floor there is another bedroom and an ensuite.

Externally to the rear there is a small private courtyard which leads to a parking area with a covered carport for two vehicles.

Added to this the house benefits from double glazed, gas central heating and no forward chain.

Charing is an incredibly popular village which sits on the base of the North Downs and has great amenities available. There is also excellent access to the M20 as well as its railway line offering a direct line to London Victoria.

Features

- Three Bedroom Townhouse
- Double Car Port
- Ensuite To Master Bedroom
- No Forward Chain
- Council Tax Band E
- Village Centre Location
- Well Presented Throughout
- Double Glazing & Gas Central Heating
- EPC Rating: C

Ground Floor

Front Door To

Hall

Double glazed window to front. Radiator. Thermostat. Stairs to first floor with cupboard underneath. BT point. Wall mounted consumer unit.

Kitchen/Breakfast Room

Double glazed bay window to front. Radiator. extractor. Range of base and wall units with integrated appliances to include electric oven with gas hob and extractor over and tall fridge/freezer. Sink and drainer. Microwave. Space for washing machine and dishwasher. Localised tiling.

Lounge/Dining Room

Double glazed window to side and rear. Double glazed French doors to rear. Radiator. TV point. Two radiators.

WC

Low level WC, wash hand basin with splash back tiling. Radiator. Extractor.

First Floor

Landing

Double glazed window to front. Radiator. Cupboard housing water tank. Stairs to second floor landing.

Bedroom Two

Two sets of double glazed windows to rear. Two sets of built in wardrobes. TV point. BT point.

Bedroom Three

Double glazed window to front. Radiator.

Bathroom

Suite comprising of low level WC, wash hand basin, separate corner shower cubicle. Heated towel rail. Fully tiled walls. Extractor.

Second Floor

Bedroom One

Double glazed window to rear. Radiator. BT point. Built in double wardrobe. Access to eaves storage. Loft access.

Ensuite

Double glazed Velux window to front. Radiator. Extractor. Localised tiling. Suite comprising of low level WC, wash hand basin and inset shower cubicle.

Exterior

Front

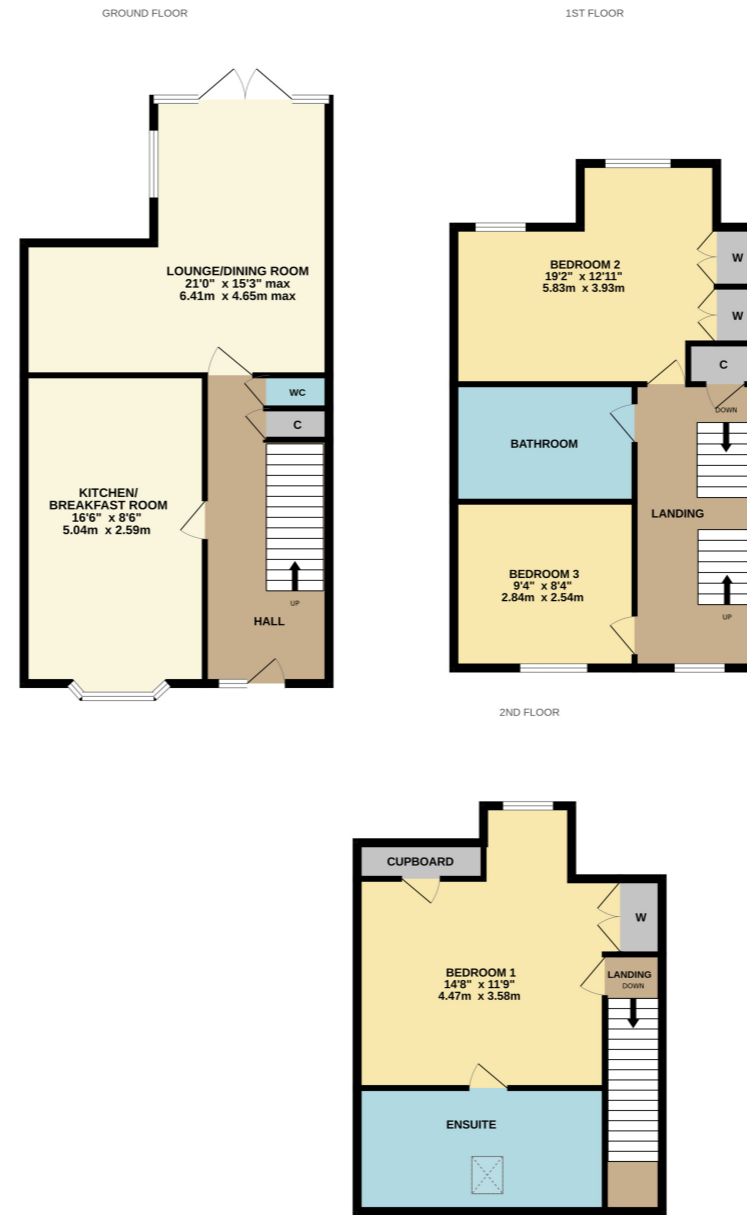
Brick block pathway to front door. Bushes to front border. Outside light. Side access to

Rear

Paved patio courtyard with pedestrian rear access to

Double carport

Covered carport with parking for two vehicles.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	75
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contact, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only. it is not to scale and its accuracy cannot be confirmed.

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